

**TOWN OF LOOMIS
PLANNING COMMISSION MINUTES
LOOMIS TOWN HALL
6140 HORSESHOE BAR ROAD, SUITE K
LOOMIS, CALIFORNIA**

TUESDAY

JULY 19, 2005

7:30 P.M.

CALL TO ORDER Chairman Obranovich called the meeting to order at 7:30 P. M

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

☐ Chairman Obranovich
☐ Commissioner Banyas
☐ Commissioner Wilson
☐ Commissioner Thew
☐ Commissioner Hogan

ABSENT

NONE

COMMISSION AND STAFF COMMENTS NONE

PUBLIC COMMENT NONE

ADOPTION OF AGENDA Motion was made to adopt the Agenda. Agenda adopted on motion by Commissioner Thew, seconded by Commissioner Wilson and passed by the following roll call vote:

Ayes: Obranovich, Banyas, Wilson, Hogan, Thew
Noes: None

If items on the Agenda will be rescheduled for a different day and time, it will be announced at this time. All matters listed under the Consent Agenda are considered to be routine and all will be enacted by one motion with a voice vote. There is no separate discussion of these items unless members of the Planning Commission, audience or staff request specific items to be removed from the Consent Agenda for separate action. Any items removed will be considered after the motion to approve the Consent Agenda

CONSENT AGENDA

Motion was made to adopt the Consent Agenda pulling item # 3 forward for discussion. Consent Agenda adopted on motion by Commissioner Hogan seconded by Commissioner Banyas. Adopted by the following vote:

Ayes: Obranovich, Banyas, Wilson, Hogan, Thew
Noes: None

RECOMMENDATION

1. PLANNING STATUS REPORT

RECEIVE & FILE

2. MINUTES OF JUNE 21, 2005

APPROVE

**3. #05-03 LOOMIS CHAMBER OF COMMERCE
CONDITIONAL USE PERMIT, DESIGN REVIEW & VARIANCE**

APPROVE

CONSENT ITEMS FORWARDED

Item # 3
Public Comment

Miguel Ucovich, 5911 Craig Court stated the following:

- Building well thought out
- asset to the community
- approves of the project
- parking not a problem

John Newsom, 2681 Newcastle Rd, project manager stated the following:

- average visits to chamber at this time is 3 to 4 people per day
- average visit length is 5 to 10 minutes
- only one employee Office Manager at site
- parking is sufficient
- the number 70 visits was conceptual to a full day using every minutes of the day for visits
- approves of the project

Vickie Morris, 4390 Gold Trail , Chamber president, stated the following:

- Chamber currently open Monday through Thursday 9am to 1 pm occasionally on Friday
- serving 70 people would be serving 3 people every 10 minutes
- Parking not a problem
- The project meets the Town of Loomis requirements
- Approves of the project

Commissioner Thew commented on the 70 people visiting the chamber was not in the June minutes.

Commissioner Hogan responded that the 70 people was an extrapolation on the maximum number of visits possible in one day

Commissioner Wilson commented on the letter received from Raley's requesting not to park in the Raley's parking lot

Following further discussion a motion was made to adopt item 3, resolution 05-08, Loomis Chamber of Commerce Conditional Use Permit, Design Review & Variance at the northwest corner of Doc Barnes Road and Horseshoe Bar Road intersection,. On motion by Commissioner Hogan, seconded by Commissioner Banyas. Adopted by the following vote:

Ayes: Obranovich, Banyas, Hogan

Noes: Thew, Wilson

PUBLIC HEARING

4. #05-16 LARRY HALVERSON MINOR USE PERMIT, 3673 FROST LANE, APN: 044-080-046

Larry Halverson requests approval of a Minor Use Permit (MUP) to construct a 25'4": tall garage/shop with dormer windows on the second story on an existing 11,234 square foot lot with an approximately 1,350 square foot single-story residence at 3673 Frost Lane, APN: 044-08-046. The property is zoned Rural Residential (RR) and designated "Rural Residential- 1 acre/dwelling unit" in the General Plan. The proposed project can be found to be consistent with the General Plan and the Zoning Ordinance. The project is Categorically Exempt under CEQA Section 15303.

Recommended action: That the Planning Commission approve Resolution #05-14 for a Minor Conditional Use Permit to construct a 25'3" tall garage/shop without the dormers at 3673 Frost, APN: 044-08-046, with the findings in Exhibit A and the recommended conditions in Exhibit B.

Public comment:

Mark Campbell, 3640 American River Drive, Ste 150, Sacramento, attorney for applicant stated the following:

- resident of Loomis 20 years
- requested a continuance to have a complete package of information also show financial consequences of options
- contractor bid removing existing roof & dormers, and lowering roof line to 15', but the applicant has not received it yet
- have not been able to get a landscaper out to bid the landscaping
- would like to show financial burden that could be caused by removing the roof, dormers and lowering the roof line to 15', and having professional landscaping
- applicant having a difficult time getting bids
- building has been constructed
- reviewed the time frame of the Town's actions and his clients responses
- his client has signed a declaration stating that the structure will not be used as residential space
- dormers are architectural features
- dormers can be used for additional storage space
- a majority of the construction has already occurred and a substantial amount of money has been spent
- several of his clients neighbor do not have any objection to the structure or the dormers
- wants to come to a solution
- would consider covering up the dormers
- is unaware of any zoning ordinance or building code that prohibits dormers
- the removal of the dormers would be very costly
- landscaping and vehicle conditions would not typically be imposed on a resident

John Scherer, 3679 Frost Lane, speaking for his father Henry Scherer, stated the following:

- keep to the guidelines

- one bid will not make a difference
- feels not having bids is not a reason for a continuance
- does not want a continuance
- wants commission to make a decision
- want the garage to meet the same conditions the other homes meet
- should only be allowed to be built to code
- does not feel landscaping will shield the building
- the building is too large for the area
- want commissioners to protect the quality of living
- want to treat everyone the same
- concerned with setting a precedent by approving the Minor Use permit for the garage
- staff made a mistake with approving the permit so correct the mistake and make the builder lower the roof line and dormers.

Frances Scherer, 3679 Frost Lane, stated the following:

- resident of Loomis on Frost Lane for 35 years
- our home on Frost Lane is our largest asset
- the garage will have a negative impact on the sale of our home
- want the roof lowered and dormers removed
- originally subdivided the land on Frost Lane

Walt Scherer, 3683 Frost Lane, stated the following:

- ask for a decision tonight as this is the second time the matter has been before the Commission
- a decision as to whether or not the structure should be permitted is not a popularity contest
- while several people may not be opposed to the structure they do not live directly next to it
- asks the Commission to consider whether or not they would have approved this structure at the beginning of the process
- allowing this structure could set a dangerous precedent
- the property line is wrong
- proposed design guidelines require scale to be looked at
- the General Plan notes that Carriage Houses can create privacy issues
- the lot is too small for the structure

Marcie Scherer, 3683 Frost Lane, stated the following:

- the structure is an invasion of their privacy
- people on the roof and in the windows can see directly into their home
- asks for a decision tonight

Miguel Ucovich, 5911 Craig Court stated the following:

- a Use Permit should not be approved to allow a taller structure
- thinks that the zoning ordinance should be revised so that under no circumstances are taller buildings allowed

Following further discussion a motion was made to approve Resolution 05-14 approving a Minor Use Permit to allow the construction of a 25'4" tall garage/shop at 3673 Frost Lane, APN:044-08-046. On motion by Commissioner Wilson, seconded by Chairman Obranovich and approved by the following roll call vote:

Ayes: Obranovich, Hogan, Wilson
Noes: Banyas, Thew

Break at 940 p. m. agreed to stay after 10 pm; returned from Break at 9:50 p. m.

5. #87-71 ARC'S PID PROGRAM ADDITIONAL OFFICE SPACE CONDITIONAL USE PERMIT MODIFICATION, 5771 & 5795 SAUNDERS AVENUE, APN 044-073-036 & 034

Advocacy Resources & Choices (ARC), the applicant, requests a modification to existing CUP #87-71 which allowed Placer County Association for Retarded Citizens, now ARC, to construct and operate a daycare facility for people with developmental disabilities at 5795 Saunders Avenue. Since 1998 the site has been home to ARC's Placer Infant Development (PID) Program for children ages birth to three with developmental delays or disabilities and their parents. ARC is requesting to modify the CUP to use an existing adjacent 1250 sq. ft. residential building located at 5771 Saunders Avenue for administrative purposes for the ARC's Placer Infant Development (PID) Program. The property is zoned and designated in the General Plan as Single Family Residential (RS-10). The proposed project is consistent with the General Plan and the Zoning Ordinance. The project is categorically exempt under CEQA Section 15303.

Recommended action: That the Planning Commission approve Resolution #05-18 for a modification to a conditional use permit with the findings in Exhibit A and the recommended conditions in Exhibit B.

Public comment:

Barbara Guenther, 401 Vernon St, ste B, applicant, stated the following:

- never used 5195 Saunders as a daycare

- 1998 used for infant care program
- 5571 Saunders Ave, to house staff
- removed limb of unhealthy tree
- will put in landscaping
- agrees with the conditions

Miguel Ucovich, 5911 Craig Court, opposed to the project in a residential area

Following further discussion on the matter a motion was made to adopt Resolution # 05-18 approving a Modification to Conditional Use Permit # 87-71 to allow ARC's PID program to use an existing building located at 5771 Saunders Ave. for administrative purposes relating to the program. On motion by Commissioner Hogan, seconded by Commissioner Wilson and Passed by the following roll call vote:

Ayes: Obranovich, Hogan, Thew, Wilson
Noes: Banyas

6. #04-05 GABRIEL COMMERCIAL CONDITIONAL USE PERMIT & DESIGN REVIEW, 3847 TAYLOR ROAD, APN 044-141-037

Isaac Samuel Gabriel, the applicant, requests a Conditional Use Permit and Design Review in order to construct an 8,544 square foot office building (1500 square feet of the building is intended for real estate office use and 7,044 square feet of the building is intended for professional office use) at 3847 Taylor Road on a 0.65 acre parcel. The property is zoned and designated in the General Plan as General Commercial (GC). The proposed project is consistent with the General Plan and the Zoning Ordinance. The project is categorically exempt under CEQA Section 15303.

Recommended action: That the Planning Commission approve Resolution #05-19 for a Conditional Use Permit and Design Review with the findings in Exhibit A and the recommended conditions in Exhibit B.

Public comment:

Issac Samuel Gabriel, 9430 Bridge Creek Lane, Newcastle, applicant, requested a continuance to the August 16, 2005 Planning Commission Meeting

Meeting. Item was continued to August 16, 2005 Commission Meeting.

NEW BUSINESS

7. #05-08 LOOMIS FIRE DISTRICT FACILITIES IMPROVEMENT CONDITIONAL USE PERMIT & DESIGN REVIEW, 5840/5850 HORSESHOE BAR ROAD, APN 044-103-005,006,007

The Loomis Fire District has submitted an application for a Conditional Use Permit (CUP), Design Review (DR) and Lot Line Adjustment (LLA) to remove the existing structure at 5850 Horseshoe Bar Rd., construct a 3,000 square foot pre-manufactured building on-site and adjust the property lines. Bob Richardson, Assistant Chief of the Loomis Fire District, requests that the Planning Commission provide guidance on the type of design that would be acceptable for the building and provide preliminary comments on the proposed site plan. Attached are sections from the Loomis Town Center Master Plan & General Plan that address design preference for buildings along Horseshoe Bar Road.

Recommended action: Give direction to the applicant on the type of design that would be acceptable for the building and provide preliminary comments on the proposed site plan.

Public comment:

Bob Richardson, P. O. Box 606, applicant, stated the following:

- modular is what the fire district can afford
- Fire District has grown out of the current buildings

Mario La Giusa, 3765 Del Mar Ave stated the following:

- can not afford to do the original design that the fire district wanted
- can make the modular to look like the horseshoe Bar Grill
- in the future as funds allow the fire district want to do more improvements
- cost of the project is important funds are limited
- pitched roof would not work on this large of a bldg
- would prefer a flat top like the Horseshoe Bar Grill's roof

Curtis Douppnik, 11421 Mt Vernon Rd, Stated the following

- requested direction on design of the building

Following further discussion the Commission 3-2, generally directed the applicant to stay with the commercial style of building and consider using design features such as awning and porches, the applicant was also directed to bring in revised elevations that show the existing engine house and how the proposed building will coordinate with that building.

8. DISCUSSION OF INTERPRETATION OF ZONING ORDINANCE FOR DESIGN OF PROPOSED WALL AT CORNER OF HIGHCLIFF ROAD AND LAIRD ROAD

Alan Takagishi has proposed to place a wall at the corner of Laird and Highcliff Roads which is 6' tall for a portion of the wall and 3' tall for a greater portion. He requests that the Planning Commission finds it similar to the walls in Montclair, and therefore, substantially in conformance with the open fencing and wall requirements in the RE zoning district.

Recommended action: Give direction to the applicant on the type of design that would be in conformance with the RE zoning district requirements.

Public comment:

Continued to August 16, 2005 Commission Meeting

9. PROPOSED DESIGN GUIDELINES

One of the goals in the General Plan and the Town Council is to complete design guidelines for the Town to provide guidance for applicants and for the approving bodies of applications. Staff is currently working on a draft that synthesizes previous efforts and incorporates guidelines from other communities. **(BRING THE STAFF REPORT THAT WAS DISTRIBUTED FOR THE MAY 17, 2005 PLANNING COMMISSION MEETING)**

Recommended action: Give direction to staff regarding design guidelines content and format.

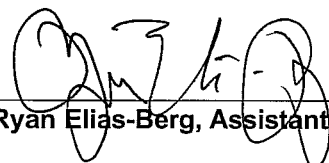
Public comment:

Continued to August 2, 2005 Commission Meeting

MATTERS OF INTEREST TO THE COMMISSIONERS NONE

ADJOURNMENT Chairman Obranovich adjourned the meeting AT 10:57 P.M.


Chairman Obranovich


Ryan Elias-Berg, Assistant Planner